

**PLEASE NOTE: This hearing schedule is subject to frequent revision, so please check our web site to confirm hearing dates. Assignment of hearing examiner is also subject to change. When Montgomery County Public Schools are closed due to the weather, please call 240-777-6660 to confirm that scheduled hearings will be held.**

**OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS  
MONTGOMERY COUNTY, MARYLAND  
HEARING SCHEDULE**

September 19, 2006

<b>Grossman</b>	<b><u>Monday, September 18, 2006</u></b> CBA-1174-D (Holton Arms School) <i>(Referred from BOA for traffic study)</i>	9:30	BOA Case	(2 <sup>nd</sup> FI HR, COB)
<b>Grossman</b>	<b><u>Monday, September 25, 2006</u></b> S-2659, S-2660 (Walcoff vet hosp) (OZAH 06-14 and 06-15) <i>(Postponed from 2/6 and 3/14/06)</i>	9:30	BOA case	(2 <sup>nd</sup> FI HR COB)
<b>Grossman</b>	<b><u>Friday, September 29, 2006</u></b> S-2678 (medical office) (OZAH 06-34) <i>(Postponed from 9/15/06)</i>	9:30	BOA case	(2 <sup>nd</sup> FI HR, COB)
<b>Carrier</b>	S-2668 (Taiwan Culture Center (OZAH 06-24) <i>(Postponed from 9/15/06)</i>	9:30	BOA case	(7 <sup>th</sup> FL CHR, COB)
<b>Prager</b>	<b><u>Friday, October 6, 2006</u></b> S-2677 (radio towers) (OZAH 06-33)	9:30	BOA case	(2 <sup>nd</sup> FI HR, COB)
<b>Grossman</b>	<b><u>Monday, October 9, 2006</u></b> S-2671 (group home) <i>(Postponed from 7/28/06)</i> (OZAH 06-29)	9:30	BOA case	(3 <sup>rd</sup> FI CCR, COB)
<b>Grossman</b>	<b><u>Friday, October 13, 2006</u></b> S-2633 (acc apt) OZAH (07-04)	9:30	BOA case	(2 <sup>nd</sup> FI HR, COB)
<b>Carrier</b>	S-914-C (golf course) OZAH 06-23	9:30	BOA case	(3 <sup>rd</sup> FI HR, COB)
<b>Grossman</b>	<b><u>Monday, October 16, 2006</u></b> DPA 06-4 (White Flint Place)	9:30	Rockville	(2 <sup>nd</sup> FI HR, COB)
<b>Carrier</b>	<b><u>Monday, October 23, 2006</u></b> S-2679 (acc apt.) (OZAH 06-35)	9:30	BOA case	(2 <sup>nd</sup> FI HR, COB)

Carrier	S-2674 (acc apt.) <i>(Postponed from 7/24/06)</i> (OZAH 06-28)	11:00	BOA case	(2 <sup>nd</sup> FI HR, COB)
Grossman	<u>Friday, October 27, 2006</u> G-845 (Georgia Ave., Inc.) <i>(Postponed from 5/19/06)</i>	9:30	Silver Spring	(2 <sup>nd</sup> FI HR, COB)
	<u>Monday, October 30, 2006</u> S-2680 (acc apt.) (OZAH 07-01)	9:30	BOA case	(2 <sup>nd</sup> FI HR, COB)
Grossman	<u>Friday, November 3, 2006</u> CBA-286-B (golf course) <i>(Postponed from 5/12/06)</i>	9:30	BOA case	(2 <sup>nd</sup> FI HR, COB)
Carrier	<u>Monday, November 6, 2006</u> G-829 (Jae Koh country inn) <i>(Postponed from 9/11/06)</i>	9:30	Potomac	(2 <sup>nd</sup> FI HR, COB)
	<u>Friday, November 10, 2006</u> <i>(Holiday)</i>			
Carrier	<u>Monday, November 13, 2006</u> G-851 (Wildwood Medical Ctr.)	9:30	Bethesda	(2 <sup>nd</sup> FI HR, COB)
Carrier	<u>Friday, November 17, 2006</u> S-2681 (acc apt) (OZAH 07-02)	9:30	BOA case	(2 <sup>nd</sup> FI HR, COB)
Tierney	<u>Monday, November 20, 2006</u> G-855 (East-West Residential)	9:30	Bethesda	(2 <sup>nd</sup> FI HR, COB)
	<u>Thursday, November 23, 2006</u> <i>(Holiday)</i>			
Grossman	<u>Monday, November 27, 2006</u> S-2614 (acc apt.) (OZAH 04-53) <i>(Remanded from BOA)</i>	9:30	BOA case	(2 <sup>nd</sup> FI HR, COB)
	<u>Tuesday, November 28, 2006</u> S-2682 (acc apt) (OZAH 07-03)	9:30	BOA case	(2 <sup>nd</sup> FI HR, COB)
Grossman	<u>Friday, December 1, 2006</u> S-2664 (DavCo Restaurants) (OZAH 06-22) <i>(Postponed from 4/7, 6/30 &amp; 7/28/06)</i>	9:30	BOA case	(2 <sup>nd</sup> FI HR, COB)
Tierney	<u>Monday, December 4, 2006</u> G-843 (Holladay West Lane) <i>(Postponed from 5/1/06)</i>	9:30	Bethesda	(2 <sup>nd</sup> FI HR, COB)

	<b><u>Friday, December 8, 2006</u></b> S-2683 (dwelling in commercial area) (OZAH 07-XX)	9:30	BOA case	(2 <sup>nd</sup> FI HR, COB)
	<b><u>Monday, December 11, 2006</u></b> CBA-1206-G (golf course) (OZAH 07-05)	9:30	BOA case	(2 <sup>nd</sup> FI HR, COB)
	<b><u>Friday, December 15, 2006</u></b> S-2684 (landscape contractor) (OZAH 07-XX)	9:30	BOA case	(2 <sup>nd</sup> FI HR, COB)
	<b><u>Monday, December 18, 2006</u></b> DPA 07-1 (Rossmore-Villa Cortese at Leisure World)	9:30	Silver Spring	(2 <sup>nd</sup> FI HR, COB)
	<b><u>Tuesday, December 19, 2006</u></b> SE 07-1 (A. Hadjiev) (OZAH Special Exception)	9:30	Child care	(2 <sup>nd</sup> FI HR, COB)
	<b><u>Monday, January 1, 2007</u></b> (Holiday)			
	<b><u>Monday, January 8, 2007</u></b> DPA 05-1 (Skylark Investment)	9:30	Clarksburg	(2 <sup>nd</sup> FI HR, COB)
	<b><u>Friday, January 12, 2007</u></b> S-2686 (gift boutique) (OZAH 07-XX)	9:30	BOA case	(2 <sup>nd</sup> FI HR, COB)
	<b><u>Friday, January 19, 2007</u></b> CBA-2740-A (Mid-Atlantic Petroleum) (OZAH 07-XX)	9:30	BOA Case	(2 <sup>nd</sup> FI HR, COB)
Carrier	<b><u>Friday, January 26, 2007</u></b> SE 07-2 (M. Ordonez) (OZAH Special Exception)	9:30	Child care	(2 <sup>nd</sup> FI HR, COB)
	<b><u>Postponed indefinitely from 12/17/04</u></b> S-2622 ( <i>Terrabrook child day care</i> ) (OZAH 05-07)			
	<b><u>Postponed indefinitely from 10/7/05</u></b> S-2637 ( <i>Sturbridge Willow</i> ) (MLG)			
	<b><u>Postponed indefinitely from 10/17/05</u></b> G-823 ( <i>Tommie Scott</i> )			
	<b><u>Postponed indefinitely from 7/18/05</u></b> ( <i>Torbenko v Bethesda Dance Studio</i> )			

**Deferred indefinitely pending**

**Court decision**

BOA S-2351A, A-5784, A-5794,  
A-5832, A-5886  
(OZAH 03-58)

Guide to locations:

- 2<sup>nd</sup> Fl HR, COB = Davidson Memorial Hearing Room adjacent to OZAH office, Room 200, Council Office Building, 100 Maryland Ave., Rockville
- 3<sup>rd</sup> Fl CHR, COB = 3<sup>rd</sup> floor Council Hearing Room, Council Office Building, 100 Maryland Ave., Rockville
- 3<sup>rd</sup> Fl CCR, COB = 3<sup>rd</sup> floor Council Conference Room adjacent to 3<sup>rd</sup> floor Council Hearing Room, Council Office Building, 100 Maryland Ave, Rockville
- 7<sup>th</sup> Fl CHR, COB = 7<sup>th</sup> floor Council Hearing Room, Council Office Building, 100 Maryland Ave., Rockville

Case No.	Description	Requested From	Zoning To
G-823: (Filed: 4/14/04) <i>Expansion</i>	Stephen J. Orens, Kinley R. Dumas, and Rebecca D. Willens, Attorneys for Arnold Fainman d/b/a Tommy Scott, Inc., Contract Lessee. Property known as Lot 28, Block 2, Huntington Terrace Subdivision, located at 8804 Old Georgetown Road, Bethesda, consisting of 13,371 square feet in the 7 <sup>th</sup> Election District. (Bethesda Community Store – expand existing structure.)	R-60	C-1
G-829 (Filed: 9/13/04) <i>Restaurant Antique Shop</i>	David Freishtat, Attorney for Jae Koh, Applicant. Property known as Lots 12 and 13, Block B, Bealemont Partnership Subdivision, located at 12201-12219 River Road, Potomac, consisting of 5.61 acres in the 6 <sup>th</sup> Election District	RE-2	Country Inn
G-843 (Filed: 12/5/05) <i>50 Apts</i>	Patricia A. Harris, Attorney for Holladay West Lane LLC, Contact Purchaser, requests rezoning from the R-60 Zone to the TS-R Zone of property known as lots 24, 25 and 27 Edgemoor Subdivision, 4903 Montgomery Lane and 4831 and 4833 West Lane, Bethesda, consisting of 23,260 square feet in the 7 <sup>th</sup> Election District.	R-60	TS-R
G-845 (Filed: 12/28/05) <i>3 bldgs. 320 apts.</i>	Jody S. Kline, Attorney for Georgia Avenue, Inc. Contract Purchaser, requests rezoning from the C-O Zone to the PD-88 Zone, property known as Parcel C and Part of Lots 5, 6 and 7, Willa Verde, 11501 Georgia Avenue and 2413, 2411 and 2409 Blueridge Avenue, Silver Spring, consisting of 3.659 acres in the 13 <sup>th</sup> Election District.	C-O	PD-88
G-848 (Filed: 2/7/06) <i>37 TH</i>	Jody S. Kline, Attorney for Olympus Real Estate Group, LLC, Contract Purchaser, requests rezoning from the R-200 Zone to the RT-8 Zone, property known as Parcels 200, 232 and 146, Tax Map KR42, located at 13991, 13999 and 14001 Old Columbia Pike, Silver Spring, consisting of 204,659 square feet (4.6983 acres) in the 5 <sup>th</sup> Election District.	R-200	RT-8
G-851 (Filed 7/5/06)	Jody S. Kline, Attorney for Wildwood Medical Center, LLC, Applicant, requests rezoning from the R-90 to the O-M Zone, property known as Lot N541, Parcel B, Wildwood Manor Shopping Center, located at 10401 Old Georgetown Road, Bethesda, 3.4971 acres in the 7 <sup>th</sup> Election District.	R-90	O-M
G-855 (Filed 7/10/06) 1 new bldg, 128 apts.	Jody S. Kline, Attorney for East-West Residential, Applicant, requests rezoning from the C-O to the PD-100 Zone, Property known as Lot 23, Block 1, Imiries Subdivision, located at 4350 Montgomery Avenue, Bethesda, 30,813 square feet in the 7 <sup>th</sup> Election District.	C-O	PD-100
DPA 05-1 (Filed 06/17/05)	Development Plan Amendment No. 05-1: Robert R. Harris, Attorney for Skylark Investment, LLC/Clarksburg Village, LLC, requests amendment to the Zoning Application No. G-735, approved by the County Council on 4/10/01. The DPA seeks to clarify the development plan by requesting three acres of the commercial area be used to develop 120 age-restricted units. Entire property located in Clarksburg, bounded by Newcut Road, Skylark Road and Maryland Route 97, in the PD-4 zone consisting of 373.77 acres.		
DPA 05-2 (Filed 6/1/05)	Development Plan Amendment No. 05-2: Jody S. Kline, Attorney for Commerce Bancorp, Contract Lessee, requests amendment to the development plan approved in Local Map Amendment G-540, to the C-T zone of Lots 5, 6, and 7, Block H, Kensington View Subdivision, located at 2907, 2909 W University Blvd and 11107 Valley View Ave, Kensington, consisting of 23,820 square feet in the 13 <sup>th</sup> Election District		

- DPA 06-4  
(Filed  
5/23/06) Development Plan Amendment No. 06-4: Emily J. Vaias, Attorney for the Donohoe Companies, requests amendment to the development plan approved as part of Local Map Amendment G-726, approved by the County Council on September 10, 1996, to the TS-M zone, located at the Northeast corner of Rockville Pike and Old Georgetown Road, Rockville, consisting of 2.32 acres (Phase 2A only, from 498,201 square feet all residential to 495,801 square feet residential and 2,400 square feet retail/commercial), in the 4<sup>th</sup> Election District.
- DPA 07-1  
(Filed  
7/28/06) Development Plan Amendment No. 07-1: Yum Yu Cheng, Attorney for Rossmoor-IDI Villa Cortese, LP, Applicant, requests amendment to the development plan in Zoning Application Number C-1318, approved by the County Council on August 18, 1964, and the approved Development Plan Amendment 84-4 on February 5, 1985, in the PRC Zone, located at the Southeast Quadrant of the Intersection of Georgia Avenue and Rossmoor Boulevard, Silver Spring, consisting of 1.6 acres within the 618.50-acre age-restricted area of Leisure World, in the 13<sup>th</sup> Election District.
- SE 07-1  
(Filed  
8/21/06) Angelouch Hadjiev, Petitioner, requests a special exception for a child day care facility for up to thirty children on property known as Lot 17, Block B, Marymount subdivision, located at 10020 Sinnott Drive, Bethesda.
- SE 07-2  
(Filed  
9/18/06) Maria C. Ordonez, Petitioner, requests a special exception for a child day care facility for up to thirty children on property known as Lot 24, Block 14, Plat 6, Brookhaven subdivision, located at 13904 Bauer Drive, Rockville.
- OHR E-03072 Office of Human Rights Referral: **Elena Torbenko v Bethesda Dance Studio, Inc.**  
OZAH 05-10 Appeal of No Reasonable Grounds-Reduction in the allocation of students, teaching hours, and salary.
- OHR E-02454 Office of Human Rights Referral: **Jillian Brown v Prospect Center of The American Institute  
OZAH 05-36 of Research.** Appeal of Determination in employment on the basis of retaliation in employment.
- CBA 286-B Board of Appeals Case: Jody S. Kline, Attorney for Columbia Country Club, requests a special  
OZAH 06-18 exception pursuant to Section 59-G-2.24 (*Golf Course & Country Club*) of the Zoning Ordinance to permit: **1)** Family activity building: a seventy-five foot, four-lane indoor pool, pool locker rooms and offices, fitness center, a multi-use exercise studio, a multi-purpose children's activity room and a child care center; **2)** Swimming pool complex: a twenty-five meter, 8 lane main pool, a wading pool, a three-foot deep training pool; **3)** Terrace: to provide additional dining space during the summer and a skating rink during the winter; **4)** Snack Bar: to be connected to the kitchen storage area; **5)** Grill Room: to be constructed by enlarging the east end of the men's locker building; **6)** Golf Shop and Men's Locker Room: the existing men's locker rooms to be connected to the family activity building by an extension of the golf shop and locker room; **7)** Tennis Facilities: the courts to be reconstructed ten feet west of the existing courts, and the all-weather court to be replaced by two practice backboards. The new tennis courts to be reconstructed with artificial clay surfaces; **8)** Paddle Tennis: one new court to be added adjacent to the existing courts and a small warming hut to be constructed for the participants' comfort; **9)** Bowling Alleys: to be relocated to the basement level of the family activity building below the pool locker room; **10)** Golf Bag Storage: building to be reconstructed in its current location and two floors to be added to house the new fitness center; **11)** Parking: the new garage to accommodate 100 parking spaces, and the structure to have room for storage of items such as outdoor furniture; **12)** Staffing: additional staff of a full-time pool manager and two part-time life guards for the indoor pool, a supervisor and two full-time staff for the Child Center and Club Activity Room, four additional employees to staff the Food Service Grill Room, one additional employee for the housekeeping, two employees for the Fitness Center; **13)** Hours of Operation: twenty-four hours a day. The subject property is located at 7900 Connecticut Avenue, Chevy Chase, Maryland, 20815 in an R-90 Zone. Tax Nos. 07-00420442, 07-00420431, 07-00420464, 07-00420453, 07-00420475, 07-00420522, 07-00420533

CBA1174-D  
OZAH 04-16 Elsie L. Reid, Attorney representing The Holton-Arms School, Inc., Petitioner, seeks to modify the terms and conditions of its special exception motion pursuant to Section 59-A-4.24 of the Zoning Ordinance as a *private educational institution to permit*: (a) an increase of the school's enrollment by 15 pupils from 650 to 665, and to permit up to an additional 10 students under special circumstances if a need arises during the academic year; (b) College Entrance Exams Preparatory Classes to be offered at Holton up to four times per year.; (c) Art Education classes to be offered to the public; (d) Holton to make its facilities available to outside groups for Artistic Performances in the community on a cost-sharing basis; (e) Outside groups to continue the use of the Holton indoor recreational facilities on a cost-sharing basis for team practices or competitions; (f) Area swim training programs to continue to use the Holton swimming pool on a cost-sharing basis; (g) The indoor recreational facilities to be used by charitable organizations to hold events no more than three times per year; (h) The use of available space for meetings by small community groups. The subject property is located at 7303 River Road, Bethesda, Maryland, in the R-90 and R-200 Zones.

CBA-1206-G  
OZAH 07-05 Board of Appeals: Jody S. Kline, Attorney for Congressional Country Club, requests a special exception pursuant to Section 59-G-2.24 (*Private Golf Club*) of the Zoning Ordinance to permit: **1)** new outdoor swimming complex; the existing pool complex will be demolished and a new pool will be constructed, including an eight-lane, twenty-five meter competition pool, a diving well, an adult pool for lap swimming, general lounging area, large wading area, pool-side restrooms, a shade cabana, a new teen shade pavilion, two new family changing rest rooms, a pool office, first aid room and lifeguard lounge; **2)** new pool-side snack bar with both indoor and outdoor tables; **3)** new clubhouse children's swim locker room; **4)** expansion of the main clubhouse – a three-story expansion of the south side of the existing clubhouse: a) new, large bar on the upper floor; b) expansion of the existing ladies' locker room; c) new fitness center – the existing fitness center will be moved to the lower section of the expanded clubhouse and will be approximately 5,000 square feet; d) new teen center and swim lockers – the existing fitness center on the lower floor will be converted to a teen center and swim lockers; **5)** more accessible member entrance – a covered structure with both stairs and an elevator from the parking area will be constructed; **6)** new tennis “in-fill” viewing and storage area – a two-story “in-fill” structure will be constructed between the two existing indoor tennis facilities that will offer an upper area ‘function room’ to be used for viewing tennis matches and for tennis parties, as well as a lower level area for general club storage; **7)** additional twenty full-time, part-time and seasonal employees; **8)** hours of operation 8 am to 8 pm, but most of the time the club operates almost twenty-four hours a day. The subject property is located at 8500 River Road, Bethesda, Maryland, in the RE-2 and R-200 Zones. Tax Account Nos. 10-001-00850666, 10-001-00850622

BOA S-914-C  
OZAH 06-23 Board of Appeals Case: Stephen Kaufman, Attorney for Tournament Players Club at Avenel, Inc. requests a special exception pursuant to Section 59-G-2.24 (*Private Golf Club*) of the Zoning Ordinance to permit: **1) (a)** improvements to the golf course facilities to fix flooding problems on holes five, six, nine, ten, eleven and twelve, upgrade the irrigation system, rebuild all greens, reconfigure holes, enhance the existing golf practice facility; **(b)** stream bed restoration work on 4,663 linear feet of Rock Run on the Special Exception Property; **(c)** construction of 23,800 square feet of additional storm water runoff pond and also an 850 linear foot creek channel for storm water management purposes; **(d)** expansion of property and modification to the current easement agreement with WSSC; **2) (a)** construction of a 39,000 square-foot clubhouse; **(b)** construction of a one-story, 2,700 square-foot office building; **(c)** installation of a roof structure on the existing wash pad portion of the maintenance structure; **(d)** widen the existing entry driveway paving to a 36 feet wide, three-lane drive; **3) (a)** change in hours of operation: administrative staff 8 am to 6 pm year round (plus overtime as necessary on a non-recurring basis), golf course operation: weekdays 7:30 am to 8 pm and weekends 8 am until 12 midnight; **(b)** eighty-five full time employees; **(c)** players to walk while playing the golf course, with an option to provide caddies and forecaddies; **4) (a)** permission to hold a PGA Tour event on the property without reference to a specific tournament sponsor by name, as the event sponsor is subject to change; **(b)**

the yearly event to be held for seven days (Monday – Sunday) between April and October; (c) increase in preparation and cleanup time; (d) increase in event attendees to 150,000 over the course of the seven-day event and also increase the number of volunteers to 1,500; 5) change in name of the Special Exception holder from PGA Tours, Inc. to Tournament Players Club at Avenel, Inc. The subject property is in Block J; Part of Parcel A, B, C, and portions of Parcel A in Block K, Avenel Subdivision, located at 10000 Oaklyn Drive, Potomac, MD 20854, in the RE-2C Zone. Tax Nos. 10-02745470, 10-02745561, 10-02745572.

- BOA S-2614 Board of Appeals Case: Petitioner Holly R. Eaton requests a special exception pursuant to  
OZAH 04-53 Section 59-G-2.00 (*Accessory Apartment*) of the Zoning Ordinance to permit an existing accessory apartment. The subject property is Lot 52, Block 1, Stearman's Subdivision, located at 609 Mississippi Avenue, Silver Spring, MD 20910. Tax No. 00984635.
- BOA S-2622 Board of Appeals Case: Todd D. Brown, Attorney for Terrabrook Clarksburg LLC, Petitioner,  
OZAH 05-07 requests a special exception to permit the operation of a *child day care facility* on property known as Parcel P200, located at 13101 Piedmont Road, Clarksburg, Maryland, in an RDT Zone.
- BOA S-2633 Board of Appeals Case: Petitioner Devadason Thomas requests a special exception pursuant to  
OZAH 07-04 Section 59-G-2.00 (*Accessory Apartment*) of the Zoning Ordinance to permit an existing accessory apartment. The subject property is Lot 26, Block R, Good Hope Estates Subdivision, located at 15220 Aylesbury Street, Silver Spring, MD in the RE-1 Zone. Tax No. 00382481
- BOA S-2637 Board of Appeals Case: Stanley D. Abrams, Attorney for Sturbridge Willowbrooke LLC, requests a  
OZAH 05-28 special exception pursuant to Section 59-G-2.35 (*Housing and related facilities for senior adults*) of the Zoning Ordinance to permit: **1)** An independent living condominium for senior adult housing within two four-story buildings each containing 39, two-bedroom units, for a total of 78 units. Each building will contain 32 garage spaces or 64 total garage spaces and surface parking for 53 vehicles for a total of 117 parking spaces. Each building will contain a large community room for residents use and outdoor seating area; **2)** Hours 24/7; **3)** All building and ground services to be provided by the management company hired by the condominium association. The property is known as Tax Parcels P-191, N.108 & N.109 (Tax Maps LS121 & KS161) and is located just south and west of the intersection of Dino Drive and Valley Stream Avenue, Burtonsville, Maryland, in the R-200/RDT Zone. Tax Number 05-03276502
- BOA S-2659 Board of Appeals Case: Jody S. Kline, Attorney for Jeffrey Walcoff, D.V.M. and Sheila Walcoff,  
OZAH 06-14 requests a special exception pursuant to Section 59-G-2.32 (*Veterinary Hospital*)) of the Zoning Ordinance to permit: **1)** Hours of operation: Monday through Friday 7 am to 8 pm and on Saturday from 7 am to 12 noon; **2)** Two Veterinarians, fourteen full and part-time staff; **3)** Sale of veterinary prescription items, such as medicines and prescription pet food; **4)** A small caretaker's suite (no longer requested); **5)** Parking: seventeen spaces, inclusive of one handicap space. In order to place the parking area at the proposed location, the Petitioner requests a waiver of eight feet from the required twenty-four foot setback pursuant to the provisions of Sections 59-E-2.83(b) and 59-E-4.2 of the Zoning Ordinance. The subject property is located at, 22414 and 22416 Frederick Road, Clarksburg, Maryland, 20871, in the R-200 Zone. Tax No. 02-00025591 and 02-00018937.  
**This case will be heard in conjunction with Case No. S-2660.**
- BOA S-2660 Board of Appeals Case: Jody S. Kline, Attorney for Jeffrey Walcoff, D.V.M. and Sheila Walcoff,  
OZAH 06-15 requests a special exception pursuant to Section 59-G-2.32 (*Veterinary Hospital*)) of the Zoning Ordinance to permit: **1)** Hours of operation: Monday through Friday 7 am to 8 pm and on Saturday from 7 am to 12 noon; **2)** Two Veterinarians, fourteen full and part-time staff; **3)** Sale of veterinary prescription items, such as medicines and prescription pet food; **4)** A small caretaker's suite (no longer requested); **5)** Parking: seventeen spaces, inclusive of one handicap space. In



order to place the parking area at the proposed location, the Petitioner requests a waiver of eight feet from the required twenty-four foot setback pursuant to the provisions of Sections 59-E-2.83(b) and 59-E-4.2 of the Zoning Ordinance. The subject property is located at, 22414 and 22416 Frederick Road, Clarksburg, Maryland, 20871, in the R-200 Zone. Tax No. 02-00025591 and 02-00018937.

**This case will be heard in conjunction with Case No. S-2659.**

- BOA S-2664 Board of Appeals Case: Jody S. Kline, Attorney for DavCo Restaurants, Inc. (Wendy's), requests  
OZAH 06-22 a special exception pursuant to Section 59-G-2.16 (*Drive-in-Restaurant*) of the Zoning Ordinance to permit: **1)** a one-story drive-in-restaurant with 3000 square feet of building area with a three-window operation: one for order board position, second for payment and the third for pick-up; **2)** twenty-three parking spaces; **3)** a dumpster, screened by a three-sided brick enclosure with board on gates; **4)** hours of operation: seven days a week from 6 am to 1:30 am, with initial hours of operation being from 10 am to 2 am; **5)** there will be a total of no more than 60 employees at any given time. The subject property is Lot N-621, Wheaton Plaza Subdivision, located at 11030 Veirs Mill Road, Silver Spring, MD 20902, in the C-2 Zone. Tax No. 13-00983700
- BOA S-2668 Board of Appeals Case: David W. Brown, Attorney for Taiwan Culture Center, Inc. requests a  
OZAH 06-24 special exception pursuant to Section 59-G-2.42 (*Service Organization*) of the Zoning Ordinance to permit: **1)** Hours of operation: Monday through Friday 10 am to 3 pm, Saturday from 2 pm to 6 pm, Sunday 1 pm to 5 pm. In August during the open house, the center to be open from 2 pm to 6 pm, during the summer until 8 pm and on the day of the quarterly meeting on a Saturday from 9 am to 12 pm.; **2)** The center to be run by volunteers; **3)** Social, cultural and educational activities for a maximum of 20 people; **4)** Nineteen parking spaces; **5)** Parking facility waiver or reduction pursuant to Section 59-E-4.5 of the Montgomery County Code. A reduction in the side yard setback requirement of Section 59-E-2.83(b) from the 24' requirement to 3' and reduction or waiver of the requirement in Section 59-E-2.83(c) that screening be installed along the east property line. The subject property is Lot P1, Block B, Derwood Heights Subdivision, located at 7509 Needwood Road, Derwood, MD 20855, in the R-200 Zone. Tax No. 04-00048193.
- BOA S-2671 Board of Appeals Case: Emily J. Vaias and Joseph P. Lapan, Attorneys for Aunt Hattie's Place,  
OZAH 06-29 Inc., request a Special Exception pursuant to Section 59-G-2.26 (*Group Home*) of the Zoning Ordinance to permit: **1)** a two and one-half story building addition to the rear of the existing house to be used as the primary living, sleeping and study area for the residents; **2)** an addition to the north side of the existing house consisting of a three car garage on the first level and a separate apartment-style residential area on the second level; **3)** two accessory storage structures – one structure on the northwest end of the property to store landscaping equipment and materials, a second structure, near the recreation area of the property, to store recreation and maintenance equipment; **4)** a pool area approximately 50' by 25' immediately to the rear of the existing house, to include an approximately 30' by 15' pool and surrounding pool deck; **5)** a multi-purpose sport court approximately 85' by 50' to be used for basketball, floor hockey, soccer, tennis and other recreational activities; **6)** reconstruction of the parking and driveway area on the north side of the site including nine outdoor parking spaces, with one van/handicapped parking space and three garage spaces; **7)** a trash container to be placed at the western end of the driveway, to be screened; **8)** a six-foot fence around the perimeter of the property; **9)** twenty-four-hour-a-day services; **10)** (a) fourteen residents between the ages of 9 and 18; (b) eight staff persons at any given time on the property. Daily activities include transporting the residents to and from school and supervising study or other educational activities in the evening; **(11)** periodic staff or board of directors meetings on the location. The subject property is Lots P485, P846, P487, Block A; located at 17734 Norwood Road, Sandy Spring, MD 20860, in the R-200 Zone. Tax Nos. 08-00709185, 08-00709196, 08-00709208.

- BOA S-2674 Board of Appeals Case: Petitioners Zorayda and Reynaldo Lee-Llacer Ann Rand request a special  
OZAH 06-28 exception pursuant to Section 59-G-2.00 (*Accessory Apartment*) of the Zoning Ordinance to permit an existing accessory apartment. The subject property is Lot 36, Piney Glen Farms Subdivision, located at 12009 Piney Meetinghouse Road, Potomac, MD 20854, in the RE-2 Zone. Tax no. 01814620
- BOA S-2677 Board of Appeals Case: Birach Broadcasting Corporation requests a special exception pursuant to  
OZAH 06-33 Section 59-2.44 (*Radio and Television Broadcasting Station and Towers*) of the Zoning Ordinance to permit: **1)**Four 410-foot radio towers; **2)** The tower location will be unmanned; **3)** Light on top of the towers; **4)** One-story structure to house the electrical equipment. This structure will be completely shielded from the view of other properties. The subject property is located at 10851 Bethesda Church Road, Damascus, MD 20872. Tax No. 12-01531858 and 12-03432184
- BOA S-2678 Board of Appeals Case: Farzam and Francesca Tamami requests a special exception pursuant to  
OZAH 06-34 Section 59-G-2.36 (*Medical Practitioners' Office for Use of Other Than a Resident of the Building*) of the Zoning Ordinance to permit: **1)** Use of the first floor as a dental office and the second floor and basement as petitioner's residence. Not less than 50% of the floor space of the building will be devoted to residential uses; **2)** The dental practice to operate Monday through Friday, with hours from 8 am to 5 pm, with occasional after-hour or weekend emergency appointments; **3)** A maximum of two dentists on site at any given time; **4)** A maximum of four employees on site at one time; **5)** A maximum of two patients at the same time, and no more than eight patients in one day; **6)** Parking: four spaces are designated as patient parking on the north side and unmarked parking for residents to the rear of the house. Both the parking areas are accessed from two driveways connected to Falls Road. The subject property Williamsborough Subdivision, located at 10006 Falls Road, Potomac, MD. Tax No. 10-00849485
- BOA S-2679 Board of Appeals Case: Sally Brucker requests a special exception pursuant to Section 59-G-2.00  
OZAH 06-35 (*Accessory Apartment*) of the Zoning Ordinance to permit an existing accessory apartment. The subject property is Lot 1, Block 69, located at 7700 Takoma Avenue, Takoma Park, MD in the R-60 Zone. Tax No. 02-005721
- BOA S-2680 Board of Appeals Case: Alden Lancaster requests a special exception pursuant to Section 59-G-  
OZAH 07-01 2.00 (*Accessory Apartment*) of the Zoning Ordinance to permit an existing accessory apartment. The subject property is Lot 20, Block 13, located at 6708 Poplar Avenue, Takoma Park, MD in the R-60 Zone. Tax No. 03-173237
- BOA S-2681 Board of Appeals Case: Petitioner Alla Bakhtina requests a special exception pursuant to Section  
OZAH 07-02 59-G-2.00 (*Accessory Apartment*) of the Zoning Ordinance to permit an existing accessory apartment. The subject property is Lot 7, Block A, Bedford Village Subdivision, located at 5312 Locust Avenue, Bethesda, MD in the R-60 Zone. Tax No. 00-554832
- BOA S-2682 Board of Appeals Case: Petitioners Linda Baker and Michael Replogle request a special  
OZAH 07-03 exception pursuant to Section 59-G-2.00 (*Accessory Apartment*) of the Zoning Ordinance to permit an existing accessory apartment. The subject property is Lot 12, located at 6408 Ruffin Road, Chevy Chase, MD in the R-60 Zone. Tax No. 07-0047777